

Preliminary Assessment Report

Project 3017993, 5301 LEARY AVE NW

Assessment Completed: 7/25/2014

Project Description: EDG / SEPA Demolish existing two story commercial building and construct new seven story commercial building with 9000 s.f. of athletic club use and 35,000 s.f. of hotel with 65 units use for a total of 44,000 s.f. There will also be approx. 20,500 s.f. of underground parking.

Primary Applicant: [Gordon Lagerquist](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

DPD Drainage Requirements

Kevin Donnelly, (206) 684-5051, Kevin.Donnelly@seattle.gov

DPD Land Use Requirements

Christopher Amba Ndifon, (206) 233-7938, christopher.ndifon@seattle.gov

DPD Preapplication Site Visit Requirements

Roxanne Kennedy, (206) 615-1283, Roxanne.Kennedy@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Yohannes Minas, (206) 733-9044, yohannes.minas@seattle.gov

Seattle Public Utilities Requirements

Lan Chau

Water Availability

P Kimani, Karen.Younge@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

DPD Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: Leary Ave NW

Sanitary sewer main size: 8-inches

Storm drainage main location: 20th Ave NW

Storm drainage main size: 48-inches

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following:
Public storm drain system.

DPD Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

LEARY AVE NW

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblin installed, per SDOT standards.

NW VERNON PL

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20TH AVE NW

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Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

LEARY AVE NW

Street conditions:

Asphalt paving

Visible pavement width is: 60LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3" curb only 20LF at NW corner inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

NW VERNON PL

Street conditions:

Asphalt paving

Visible pavement width is: 36LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Prior to Ballard ave NW to S

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

20TH AVE NW

Street conditions:

Asphalt paving

Visible pavement width is: 48LF

Curb conditions:

Curb adjacent to site

Approximate curb height: 2" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. prior to Ballard Ave NW

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Trees in planting strip only

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

I did not include street conditions for Ballard Ave NW. The portion of building facing this street is to remain.

Seattle City Light Requirements

Street/Alley Requirements

LEARY AVE NW

10' Clearance from Structures: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD TIP 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along Leary Ave NW.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along Leary Ave NW.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

NW VERNON PL

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along NW Vernon Pl.

20TH AVE NW

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Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details.

Easements

SCL power easement may be required. Property survey may be required at project's expense.

Other requirements: The parent parcel is considered one site. The new building will need to be served from or combined with the existing electrical service to the site. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, Chapter 5, page 28: "Single Service Rule", Seattle City Light will provide only one service to a site or building. Additional services will be supplied only at SCL's option and will be agreed to in writing. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

Notes to Applicant

To ensure that the existing service at the site can provide for the new additions, please provide new electrical load information to City Light. If a new or revised electrical service is needed, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electrical Service Representative is: Stephanie Franklin, 206-615-0604, stephanie.franklin@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

Other Requirements

- Additional Working Clearance Requirements: For cranes and derricks in construction, there is a new OSHA standard for clearance from overhead power lines. The new standard is 20 feet from overhead power lines.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

A drainage review is required as part of the Street Use Permit if more than 750 square feet of land disturbing activity will take place in the right of way.

Street Improvement Requirements

LEARY AVE NW

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

NW VERNON PL

Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

20TH AVE NW

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

SPU Requirements

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Water Availability

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20141326

Water Availability Certificate status: Approved with No Changes

Prepared by: Michael Barrett

Existing Water System Information

Proximity of nearest fire hydrant is: 150 feet SE of property. Meets standards.

Water Main:

Size: 10 inches Material: Cast Iron Class: UNK

- Standard

- Abutting

Water Main is available to serve in: 20th Ave NW

Distance of main to E margin of street is 48 feet.

Public ROW width is 65 feet.

Water Service(s):

Size: 2.0" Material: Plastic

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).